



County of Los Angeles CHIEF EXECUTIVE OFFICE

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Chief Executive Officer

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REVISED

June 9, 2009

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**EXERCISE OF PURCHASE OPTION
APPROVE MITIGATED NEGATIVE DECLARATION
ADOPT MITIGATION MONITORING AND REPORTING PROGRAM
APPROVE RELATED ACTIONS FOR
EAST RANCHO DOMINGUEZ LIBRARY PROJECT
SPECS. 7018; C.P. 77600
(SECOND DISTRICT) (4 VOTES)**

SUBJECT

The recommended actions will authorize the purchase of real property, certify the Mitigated Negative Declaration, and proceed with preliminary design documents for the proposed new East Rancho Dominguez Library.

**AT THE CONCLUSION OF THE PUBLIC HEARING, IT IS RECOMMENDED THAT
YOUR BOARD:**

1. Consider the Mitigated Negative Declaration for the East Rancho Dominguez Library project together with the comments received during the public review period; find that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Mitigated Monitoring and Reporting Program, finding that the Mitigated Monitoring and Reporting Program is adequately designed to ensure compliance with the mitigation measures during project implementation; find on the basis of the whole record before the Board that there is no substantial evidence that the project will have significant effect on the environment; and adopt the Mitigated Negative Declaration.

"To Enrich Lives Through Effective And Caring Service"

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Intra-County Correspondence Sent Electronically Only**

2. Approve the project and authorize the Chief Executive Office to ratify the previous publication of the Notice of Intention to Exercise an Option to Purchase the real property located at 15305-15311 South Atlantic Avenue, City of Compton
3. Order the purchase to be consummated in accordance with Section 25350 of the Government Code and exercise the purchase option to acquire the Property from the record owner, John E. Tait and Elouise Tait, Trustees, Tait Family, Family Trust, dated 7-15, 2002, for a purchase price of \$894,000, plus title and escrow fees of approximately \$7,500.
4. Authorize the Chief Executive Officer to open and manage escrow; execute any required documents necessary to complete the transfer of title to the County; and to accept the Grant Deed conveying the title to the County.
5. Authorize the Auditor-Controller to issue a warrant to cover the purchase price of \$894,000 and any other required transactional costs or escrow fees, which are estimated not to exceed \$7,500.
6. Request the County Assessor to remove the Property from the tax roll effective upon the close of escrow.
7. Approve a revised project budget of \$7,330,000 for the East Rancho Dominguez Library project funded by Second District Funds for Enhanced Unincorporated Area Services (Proposition 62) and Second District prior year net County cost.
8. Find that the project will have no adverse effect on wildlife resources by implementing the proposed mitigation measures, and authorize the Department of Public Works to complete and file a Certificate of Fee Exemption for the project.
9. Authorize the Director of Public Works or her designee to provide the preliminary design or "scoping" documents necessary to advertise for Design-Build Requests for Proposals.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTIONS

Approval of the recommended actions will adopt the Mitigated Negative Declaration (MND) and allow the Chief Executive Office to acquire real property, ensure compliance with the California Environmental Quality Act (CEQA) process, and authorize the Department of Public Works (Public Works) to proceed with the scoping documents for the East Rancho Dominguez Library project (C.P. No. 77600).

On November 18, 2008, your Board approved the Option to Purchase Agreement for the property located at 15305-15311 South Atlantic Avenue, Compton, CA 90221 (Property) for a proposed use as a County Public Library and the purchase contingent upon successful completion environmental investigation and analysis under the CEQA.

The proposed project entails demolition of the existing structure, the design and construction of a new approximately 7,000 square feet library and various related site improvements, including a signalized pedestrian crosswalk on South Atlantic Avenue. Currently, Public Library is confirming with an independent consultant the services to be provided to the community under the proposed project. The initial proposed project identifies reading areas, a study/computer lab to provide after-school homework assistance for students, a children's area, Americans with Disabilities Act compliant restrooms, express-service checkout machines at the customer service desk, public access computers with Internet access, staff offices, lunch/break room and kitchen, and civic artwork.

Based on the CEQA analysis and findings, it is recommended that your Board finds the Property to be feasible for its proposed use as a Public Library and authorize the purchase of the Property.

Following the RFP process for design-build delivery method of capital project, established by your Board on June 17, 2008, we will return to your Board with recommendations for the award of the contract to a Design-Build entity.

Initial Study/Mitigated Negative Declaration

The Initial Study was prepared in accordance with Section 15365 of CEQA Guidelines. The Initial Study identified a potentially significant effect on the environment in the areas of air quality, cultural resources, hazards and hazardous materials, geology and soils, hydrology/water quality and noise levels due to demolition, construction and site improvements. The attached MND (Attachment B) identified measures that will reduce the effects from "Potentially Significant Impact" to a "Less Than Significant Impact", as follows:

- Air Quality: All disturbed areas shall be effectively stabilized for dust emission using water or other established methods. Excavation and grading activities shall be suspended when winds exceed 20 miles per hour.
- Cultural Resources: Ground disturbing activities, as appropriate, shall be monitored by archeological, Native American and paleontological monitors. Established protocols will be implemented in the event that archeological materials are present.

If human remains are discovered, established protocols would be followed to reduce the possible impact.

- **Hazard and Hazardous Materials:** Established protocols will be implemented to prevent impacts from asbestos-containing materials, polychlorinated biphenyls (PCB) containing building materials and lead-based paint during the demolition of the existing structure.
- **Geology and Soil:** Design and construction of the library will adhere to recommendations and parameters established in the geotechnical report. Any topsoil removed from the site will be used for re-compaction purposes. Any contaminated topsoil identified on the project site will be removed and disposed of in an approved landfill. Standard erosion control measures will be implemented during any ground disturbing activities.
- **Hydrology and Water Quality:** The library will be designed with adequate storm water drainage systems to capture and filter the increase in runoff. The project will comply with national Pollutant Discharge Elimination System (NPDES) and its Standard Urban Stormwater Mitigation Plan (SUSMP) requirements.
- **Noise:** Established protocols will be implemented to reduce the effects of noise to the nearby residents and if required, monitor by qualified noise/acoustics specialist. The construction contractor shall comply with the Los Angeles County Noise Control ordinance.

The Mitigation Monitoring and Reporting Program described in Appendix A of the MND will be incorporated into the construction documents to ensure compliance with project environmental mitigation measures that have been developed to address construction phase issues concerning air quality, cultural resources, hazards and hazardous materials, geology/soils, hydrology/water quality and noise levels.

Green Building/Sustainable Design Program

Although the new library will be less than 10,000 square feet, the County threshold for compliance with the County's Energy and Environmental Policy, it will include sustainable design features compliant with the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) program, including but not limited, to the use of recycled materials, low emitting air contaminant building materials, low-flow water fixtures, energy efficient appliances and lighting, water efficient landscaping and alternative transportation features, such as bike racks.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1), Children, Family, and Adult Well-Being (Goal 2), and Community and Municipal Services (Goal 3) by investing in public infrastructure that will enhance cultural, recreational and lifelong learning opportunities for County residents.

FISCAL IMPACT/FINANCING

On November 18, 2008, your Board approved the East Rancho Dominguez Library project with a budget of \$7,130,000. The budget is revised to include an additional \$200,000 for telecommunication equipment, funded by Second District Funds for Enhanced Unincorporated Area Services (Proposition 62). Any remaining funds from this augmentation will be returned to Second District upon the completion of the project's telecommunication work.

The total revised project cost, including land acquisition, scoping documents, design-build contract, plan check, furniture and equipment, civic art, telecommunications, consultant services, miscellaneous expenditures and County services, is currently estimated at \$7,330,000. The Project Schedule and Budget Summary are detailed in Attachment A. Sufficient appropriation is available in the Fiscal Year 2008-09 Capital Projects/Refurbishment Budget – East Rancho Dominguez Library project (C.P. No. 77600) to fully fund the project.

The East Rancho Dominguez Library project (C.P. No. 77600) is funded by \$1,571,000 of Second District Funds for Enhanced Unincorporated Area Services (Proposition 62) and \$5,759,000 of Second District prior year net County cost.

Operating Budget Impact

The Public Library FY 2008-09 operating budget for the existing East Rancho Dominguez Library is \$935,000 which includes two vacant Librarian I positions that will be filled before the opening of the new library.

It is anticipated that the new library will begin operation in March 2012 and funding for annual operating costs will be required at that time. The annual operating budget for the new East Rancho Dominguez Library is estimated at \$1,010,000 based on the current costs for staffing, support, facility maintenance, and other operating costs that will be required. This represents a net increase of approximately \$75,000 which can be funded with ongoing Enhanced Unincorporated Area Services (Proposition 62) funds that are currently allocated within the Public Library's operating budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Pursuant to your Board's Civic Art Policy adopted on December 7, 2004, subsequently amended November 18, 2008, the East Rancho Dominguez Library project budget includes one percent of design and construction costs to be allocated to the Civic Art Fund.

On June 17, 2008, your Board approved the use of design-build contracting as an option to the traditional design-bid-build project delivery method of construction. Due to the condition of the existing leased building and need for a new library within the community of East Rancho Dominguez, Public Works, in collaboration with the Second District, Chief Executive Office and Public Library, determined that design-build was a more efficient and appropriate project delivery method to meet the needs of the community.

County Counsel has reviewed this letter.

ENVIRONMENTAL DOCUMENTATION

As required by the CEQA, an Initial Study and MND was prepared for this project and circulated for agency and public 30-day review. Public notice was published in Los Angeles Sentinel on April 9, 2009 pursuant to Public Resources Code Section 21092 and posted pursuant to Section 21092.3. Comments were received from three public agencies: the Governor's Office of Planning and Research (State Clearinghouse), County of Los Angeles Department of Parks and Recreation, and the County of Los Angeles Department of Public Health. No comments were received from members of the public. All comments received and responses to the comments are attached in Attachment B of the MND and sent to these agencies pursuant to Section 21092.5 of the State CEQA Guidelines.

The proposed Mitigation Monitoring and Reporting Program (Appendix A of Attachment B) was prepared to ensure compliance with the environmental mitigation measures included as part of the final MND relative to air quality, cultural resources, hazards and hazardous materials, geology/soils, hydrology/water quality, and noise. The recommended measures to mitigate the environmental impacts will be incorporated as part of the project. Based on the final MND, comments, clarifications, and revisions received, it has been determined that the project will not have a significant effect on the environment.

A CEQA filing fee must be paid to the California Department of Fish and Game (CDFG) when projects will have adverse impact on fish and wildlife resources. The Initial Study concluded that there will be no adverse effects on fish and wildlife resources. Therefore, it is recommended that your Board find that the project will have no adverse effect on fish and wildlife resources and authorize Public Works to request that the CDFG fee for the project be waived.

CONTRACTING PROCESS

The Department of Public Works utilized Parsons and GeoCon Inc., two in-house as-needed consultants, to complete the Initial Study/MND and the required supporting documents for the project.

The Public Library, through Page+Moris, LLC, an independent consultant, will prepare a community library needs assessment and a library building program for the East Rancho Dominguez Library project for a \$39,223 not-to-exceed fee funded by the existing project funds. This programming work is necessary to obtain community and stakeholders input. A specific library building program will be developed based on the final approved community library needs assessment report. The library building program will translate the needs identified in the community library needs assessment report into functional library spaces and detailed building description of a library facility of approximately 7,000 square feet.

The preliminary design documents for the proposed projects will be prepared following the completion of the community library needs assessment and the library building program. It is intended, that the completion of the preliminary design documents for the library will be accomplished through Public Works Architectural Engineering Division. However, Public Works will retain the option to utilize outside consultant services to provide the preliminary design documents for this project. These documents will include the project performance specifications and a schematic design that will be included in the Request for Proposals package when soliciting for Design-Build proposals.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

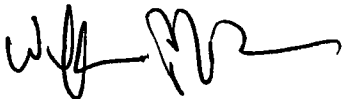
Approval of the recommended actions will have no impact on current library services. The residents of East Rancho Dominguez will continue to be served by the existing East Rancho Dominguez Library during the construction of the proposed new library facility.

The Honorable Board of Supervisors
June 9, 2009
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CONCLUSION

Please return one adopted copy of this letter to the Chief Executive Office (Capital Projects and Real Estate Divisions), Public Library, and Public Works (Project Management Division I).

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:DL
DJT:AC:zu

Attachments

c: Arts Commission
County Counsel
Department of Public Social Services (GAIN/GROW Program)
Department of Public Works
Public Library

ATTACHMENT A

**EXERCISE OF PURCHASE OPTION;
APPROVE MITIGATED NEGATIVE DECLARATION;
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I. PROJECT SCHEDULE

Project Activity	Scheduled Completion Date
Finalize Programming Documents	08/17/09
Finalize Scoping Documents	11/16/09
Receive Technical/Cost Proposal	02/08/10
Select Design-Build Firm and Negotiate Scope/Cost	04/15/10
Award Design Build Contract	05/12/10
Execute Design Build Contract	05/30/10
Construction Documents	02/25/11
Jurisdictional Approvals	05/30/11
Construction Start	10/25/10
Substantial Completion	11/30/11
Library Opening	03/02/12
Final Acceptance	04/02/12

II. PROJECT BUDGET SUMMARY

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Budget Category	Board-Approved Project Budget	Impact of this Action	Revised Project Budget
Land Acquisition	\$ 926,500		\$ 926,500
Construction			
Design-Build Contract	\$ 3,010,000		\$ 3,010,000
Job Order Contract (demolition)	\$ 70,000		\$ 70,000
Change Orders	\$ 301,000		\$ 301,000
Youth Employment	\$ 0		\$ 0
Construction Consultants	\$ 0		\$ 0
Telecomm Equip-Affixed to Building	\$ 150,000	\$ 150,000	\$ 300,000
Civic Art	\$ 40,000		\$ 40,000
Other (Utility Connections)	\$ 125,000		\$ 125,000
Other (off-site improvements & Pedestrian signal)	\$ 170,000		\$ 170,000
Subtotal	\$ 3,866,000		\$ 4,016,000
Programming/Development	\$ 40,000		\$ 40,000
Plans and Specifications (scoping documents and support)	\$ 400,000		\$ 400,000
Plan Check & Jurisdictional Review	\$ 60,000		\$ 60,000
Consultant Services			
Site Planning (Phase I Site Assessment)	\$ 26,000		\$ 26,000
Hazardous Materials (Survey & Monitoring)	\$ 60,000		\$ 60,000
Geotech/Soils and Soils Testing	\$ 75,000		\$ 75,000
Materials Testing & Deputy Inspection	\$ 75,000		\$ 75,000
Cost Estimating	\$ 14,000		\$ 14,000
Topographic Surveys	\$ 25,000		\$ 25,000
Construction Management	\$ 0		\$ 0
Construction Administration	\$ 0		\$ 0
Environmental	\$ 60,000		\$ 60,000
Legal	\$ 0		\$ 0
Other (Building Commissioning)	\$ 40,000		\$ 40,000
Subtotal	\$ 375,000		\$ 375,000
Furniture, Fixtures & Equipment	\$ 560,000		\$ 560,000
Miscellaneous Expenditures	\$ 51,750		\$ 51,750
County Services			
Code Compliance and Quality Control	\$ 334,325		\$ 334,325
Inspection			
Design Review	\$ 0		\$ 0
Design Services	\$ 0		\$ 0
Contract Administration	\$ 69,808		\$ 69,808
Project Management	\$ 302,792		\$ 302,792
Project Management Support Services	\$ 30,000		\$ 30,000
DPW Job Order Contract Management	\$ 10,000		\$ 10,000
(Gordian Group)			
ISD ITS Communications	\$ 50,000	\$ 50,000	\$ 100,000
Project Technical Support	\$ 42,425		\$ 42,425
Consultant Contract Recovery	\$ 0		\$ 0
Office of Affirmative Action	\$ 11,400		\$ 11,400
County Counsel	\$ 0		\$ 0
Subtotal	\$ 850,750		\$ 900,750
Total Project Budget	\$ 7,130,000	\$ 200,000	\$ 7,330,000

ATTACHMENT B

**EXERCISE OF PURCHASE OPTION;
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**MITIGATED NEGATIVE DECLARATION
(See Enclosure)**